



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: COU

Applicant:

Mr Adrian Levano C/O Agent Mr David Byatt, Byatt Oliver Limited, Etruria Methodist Church, Etruria Old Road, Etruria,, Stoke on Trent, ST1 5PE

Officer: Tracey Lunn

Our Reference: SMD20230481

District Reference: SMD/2023/0481

Date Received: 05-Jan-2024

Date Responded: 25-Jan-2024

Particulars of Development:

Proposed Change of use of the upper floors to form 3 apartments

Location of Development:

14 Ball Haye Street Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Jan-2024

Personal Injury Collisions;

Current records show that there was 1 personal injury collision (PIC) on Ball Haye Street and none on Queen Street within 43 metres of the property from 01/01/2019 to 31/12/2021. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;

The property is located on Ball Haye Street (Road No. A53) at its junction with Queen Street (Road No. D1288), there are footways, streetlighting and restrictions on parking. Ball Haye Street is a primary route running through Leek town centre.

The property due to its location within Leek town centre has access to all the facilities expected within a town centre. Leek bus station is within walking distance of the property.

There is a public carpark on Queen Street directly opposite the property and another car park on Regent Street approx. a 1 min walk away.

Description of Proposal;

Proposed Change of use of the upper floors to form 3 apartments.

Comments on Information Submitted;

The proposal is for a change of use of the first and second floor, previously used as retail storage for the ground floor shop below. The first floor will be converted into 2 x 1-bedroom apartments and another 1 x 1 bedroom apartment on the second floor.

The ground floor which is currently vacant retail premises (previously an electrical appliance store) will have modifications to provide access/stairway to the proposed apartments.

It is noted off-highway parking car provision for 5 vehicles is stated within the Application Form. Parking has not been identified on the submitted plan however it was noted at the site visit there is sufficient

parking to the rear of the property (within the red outline plan) to provide parking for 5 vehicles. Parking was also observed taking place at the time of the site visit.

Staffordshire Moorlands Parking Standards require for properties up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling. Parking space for 5 vehicles does not meet with the Parking Standards requirement of 6 spaces however, the property is in a prime location within Leek Town Centre where residents can access public amenities, public transport, shops, cafes, and restaurants.

It is considered that residents may walk, cycle, or use public transport to travel. If additional off highway parking is required there are public car parks within walking distance.

The proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2023/0481) subject to the following being conditioned:

The parking area to the rear of the property, within the red outline plan, shall be retained unobstructed as a parking area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority